

**Heber City Corporation  
City Council Meeting  
March 6, 2014**

**7:00 p.m.**

**REGULAR MEETING**

The Council of Heber City, Wasatch County, Utah, met in **Regular Meeting** on March 6, 2014, in the City Council Chambers at 75 North Main Street, Heber City, Utah.

**Present:**

Mayor  
Council Members

Alan W. McDonald  
Robert Patterson  
Jeffery Bradshaw  
Erik Rowland  
Heidi Franco  
Kelleen Potter

**Also Present:**

City Manager  
City Recorder  
City Engineer  
Planning Director  
Chief of Police

Mark K. Anderson  
Michelle Kellogg  
Bart Mumford  
Anthony Kohler  
David Booth

**Others Present:** Michael Blanchard, Paul Berg, Danny Goode, Beth Ann Schneider, Nick Bonner, Logan Kohler, May Moody, Steve Douglas, Coleman Halls, Jamison Stagg, Brian Douglas, Joshua Benson, Tyler Karl, Riley Davis, Jaxon Pettingill, Easton Gurney, Brad Andrus, Tanner Pettingill, Scott Gabler, Susan Brandt, Tracy Emmanuel, Trudy Brereton, Riggs Brereton, Easton Edwards, Todd Cates, Connie Christensen, Lindsay Wallace, Scot Wallace, Robby Fredericks, Brian Balls, and others whose names were illegible.

Mayor McDonald opened the meeting and welcomed those in attendance.

**Pledge of Allegiance:** Council Member Heidi Franco

**Prayer:** Council Member Robert Patterson

**Minutes:** February 20, 2014 Work and Regular Meetings and February 27, 2014 Special Meeting

Council Member Bradshaw moved to approve the above listed minutes. Council Member Patterson seconded the motion. Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

Mayor McDonald welcomed Boy Scout Troop 722 and 214, and had the boys introduce themselves. They indicated they were working on their Citizenship in the Community merit badge.

## ***OPEN PERIOD FOR PUBLIC COMMENT***

Mayor McDonald opened the meeting to those who wished to address the Council on an issue not published on the agenda.

Paul Boyer distributed a petition from 52 airport hangar owners that were in favor of non-reversionary leases to the Council. He stated that from a commercial viewpoint, like that of Nadim AbuHaidar, there were benefits for both reversionary and non-reversionary leases. But for private hangar owners, there was a big difference. In looking at other airports with reversionary leases, the leases were for 50 years. He felt the community needed to come up with a solution that would benefit the City and the stakeholders.

## ***MAYOR RECOGNITION***

**Mayor's Award – Cathy Bingham:** Mayor McDonald stated tonight he wanted to recognize one of Heber's longer term employees for the unique contributions she has made to the staff and residents of Heber City. Cathy Bingham has worked for the City for almost 12 years, and during that time has functioned very competently in a wide array of positions and responsibilities. From Accounting Clerk to Engineering Technician, Cathy served the City in many ways well beyond her regular job duties. Her attention to detail, her integrity, and attitude as a team player made her a real problem solver at the City. Key contributions have included identifying and reconciling challenging accounts in the City's accounting system, implementing and maintaining the City's facilities mapping system, and using her unique knowledge in surveying and land transactions to research and resolve property and right-of-way issues that abound in the City, which saved the taxpayers thousands of dollars each year. Cathy's excellent customer service skills and broad knowledge of City operations made her a pleasure to work with and an invaluable asset to the City.

## ***APPOINTMENTS***

**Beth Schneider, Commemorative Air Force, Discuss Visiting Aircraft Event, June 9-16, 2014:** Schneider passed out a handout to the Council. She stated the goal of this event was to honor veterans and remember the World War II aircraft. There would be many activities at the event, including a pancake breakfast and a swing dance. She asked the Council to show its support by coming to the event and she asked for a financial donation to cover the dance band, port-a-potties, and waive the event fee of \$130.

Council Member Rowland moved to waive the event fees and donate up to \$350 for the port-a-potty rentals. Council Member Patterson made the second.

Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

## ***ACTION ITEMS***

**Watts Enterprises, Request for Subdivision Final Approval for Ranch Landing Cottages Plat A, an 18 Lot Subdivision, Located at 980 South 500 East, and the Associated Subdivision Agreement:** Kohler showed the plat map of the subdivision, which was located across the street from the high school. He stated the developer agreed to build a fence along the north side of the property and was going to place a note on the plat that would advise the owners

of the adjoining farm land. Council Member Potter asked about the name of the street being Old Mill Road, since there seemed to be several in the area. Kohler clarified that eventually that street would connect the high school to Old Mill Elementary. Anderson read the language the attorney recommended be added to the plat, and indicated if the owners were breaking City codes, the City would enforce that. Connie Christensen, the farmland owner, stated she was glad the notes were on the plat and she didn't want to be forgotten as future plats were recorded, because she wanted to protect her farming rights. She also asked that the new fence go next to her existing fence. There was discussion on snow runoff with salt draining onto her farm property.

Council Member Franco moved to put an asphalt berm at the end of the stub road that fronted the Christensen property. It was indicated that this stub road was not on Plat A. Council Member Franco amended her motion that the asphalt berm requirement be added to the Development Master Plan. Council Member Rowland seconded the motion to approve Ranch Landing Cottages, Plat A with "the installation of an asphalt berm at the end of the stub road that fronted the Christensen property" language being added to the Development Master Plan. Anderson asked if the motion could also include being subject to the terms of the subdivision agreement. Council Member Franco added that to the motion as well. Paul Berg noted the developer was trying to accommodate the City and the farmland owner by including these notes on the plat.

Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

**Watts Enterprises, Request for Subdivision Final Approval for Ranch Landing Condominiums, Plat D, also Referred to as the Ranch Landing Condominium Plat Located at 1045 South 500 East:** Berg stated this was approved once before, and all the utilities were in. Then the plat was removed for tax purposes. Now the developer was ready to build so this plat was here for approval. Council Member Rowland moved to approve Ranch Landing Condominiums, Plat D. Council Member Patterson seconded the motion.

Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

**Approve Ordinance 2014-03, an Ordinance Abandoning a Portion of Red Ledges Phase 1, Amended Open Space:** Kohler stated the current open space was shown on the overhead in yellow and the new open space was shown in red. The configuration of the new plat would abandon the yellow shaded open space and the City would gain more net open space with the new plat. Todd Cates stated when the plat was proposed, the adjoining golf course location was estimated. Now that the lots were being designed, it was determined there was some overlap, thus the open space abandonment was needed.

Council Member Bradshaw moved to approve Ordinance 2014-03, an ordinance abandoning a portion of Red Ledges Phase 1, Amended Open Space. Council Member Patterson seconded the motion.

Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

**Red Ledges, Request for Subdivision Final Approval for Red Ledges Phase 1Q Located in the Red Ledges Project in the vicinity of Red Knob Way:** Council Member Rowland moved to approve Red Ledges Phase 1Q. Council Member Patterson seconded the motion.

Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

Council Member Franco asked to resolve the 400 acre open space issue. Cates stated the Utah Open Lands Board had been working on this for a long time and two weeks ago had sent Red Ledges a draft of the paperwork. Red Ledges reviewed and sent it back so the Board could do the final review. Under the Interlocal Agreement, the county was to receive the deed for the open space, but the county indicated they preferred that the Red Ledges HOA hold the deed. Cates indicated the County Council was going to further discuss this issue at the meeting which was held yesterday.

**Approve Disposal of Surplus Equipment:** Council Member Rowland moved to approve the disposal of surplus equipment. Council Member Bradshaw made the second. Council Member Franco asked when the City would find out if the boom truck would pass inspection. Anderson requested that the City hold onto the bucket truck until it was determined the other truck was serviceable. Council Member Rowland so amended the motion.

Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

**Approve Swift Creek Phasing Plan Amendment and the Associated Subdivision Agreement:** Brian Balls explained that this subdivision was being divided into three phases. Mayor McDonald asked if the developer was comfortable with the three separate agreements on the three phases. Balls indicated there were no concerns he was aware of.

Council Member Franco read from the Phase II agreement concerning the City reimbursing the developer for constructing the trail. She asked Mumford if this was the norm for the City. Mumford stated it was in the Master Plan that the City would reimburse the developer with funds that would come from Trail Impact Fees.

Council Member Rowland moved to approve the Swift Creek Phasing Plan Amendment and the Associated Subdivision Agreement. Council Member Patterson seconded the motion.

Voting Aye: Council Members Patterson, Bradshaw, Rowland, Franco and Potter.

Tracy Emmanuel approached the Council and asked why the surplus equipment wasn't offered to employees and Heber citizens before disposing of it. Anderson stated the City disposed of surplus items and did not want to be criticized for appearing to give preferential treatment to employees. He also indicated that the taxpayers would appreciate getting the most return on the investment from these surplus items. Employees and residents were welcome to go to the auction and bid on the items if they so desired.

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder